



The New House
Sinton Green | Hallow | Worcestershire | WR2 6NP

FINE & COUNTRY

THE NEW HOUSE

The New House is a red brick 1970's built, wonderfully spacious family home, situated in the much sought-after hamlet of Sinton Green. The property boasts a wealth of wonderful facilities including garaging, a lovely outdoor swimming pool and pool house. The property also boasts a grass tennis court, a brick and tiled stable block, and 3.5 acres (not verified) of post and rail fenced paddocks. The property has separate access from the equestrian facilities to the lanes and bridleways of the surrounding areas.



Ground Floor

The front door is approached from a tarmac driveway. A small inner porch leads into the main hall, with stairs off to the first floor and downstairs cloakroom. The kitchen and L shaped sitting and dining area are located off this hallway. The well-appointed kitchen features a wealth of light grey units and built-in oven, hob, dishwasher, microwave and fridge, encased in cream worksurfaces. A large window above the double stone sink looks over the pool and the stables beyond. The formal entertaining area, of which is the wonderful L shaped room, boasts an open fireplace with raised stone hearth, bay window and two large picture windows overlooking the pool and south facing gardens. Access from the kitchen to the garage is made via the utility room through an internal door. The family room is also approached off the kitchen and is a wonderfully light and spacious room featuring a lantern rooflight and fireplace. A sauna and cloakroom can be found to one aspect of the family room, and a small conservatory leading outside to the garden and pool area.









Seller Insight

“It was the peaceful location which first attracted us to the property,” say the current owners, “enjoying a lovely setting in a village environment. It also immediately struck us what a nicely packaged home The New House is, the perfect size and with a pool, tennis court and equestrian facilities.”

“This was the perfect home for us from the moment we moved in,” the owners continue. “The only improvement we have made is the addition of a large lantern when the flat roof was renewed, which has completely transformed the family room. A particular favourite feature of the property is the view from the kitchen window, looking over the swimming pool and then onto the stables where the horses bob their heads in and out. Meanwhile, the opposite views overlook the Malvern Hills in the distance.”

“Outside, the grounds are fabulous, too,” say the owners, “particularly in the summertime when we get great use of the pool. Our children were young when we moved here, and their exploits over the years have been many, from a pony club to pool parties. The tennis court has been reimagined for them as a rugby pitch, a cricket pitch, a football pitch, and most fun of all, a snow ball zone in the winter! More recently, my daughter celebrated her 21st birthday with two fantastic marquees on the tennis court, all lit up with fairy lights and superb catering and entertainment. Friends from her time at boarding school came from far and wide – China, Russia, USA – and many close friends nearer to home were also in attendance. All in all, the whole family has so many happy memories of our time at The New House.”

The local area has much to recommend it, too. “The property sits on a bus route with services to Worcester (15 minutes) and Malvern (25 minutes),” say the owners, “while the village itself provides excellent amenities. The local shop, Ladygo Stores, sells everything and the personal service is great, as the owner knows all the regulars. The post office is within walking distance too, along with the village green and duckpond, beloved by children. There is a wonderful sense of community spirit in the village, with a vibrant village hall offering a range of activities, and an annual village fete in the summertime.”*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





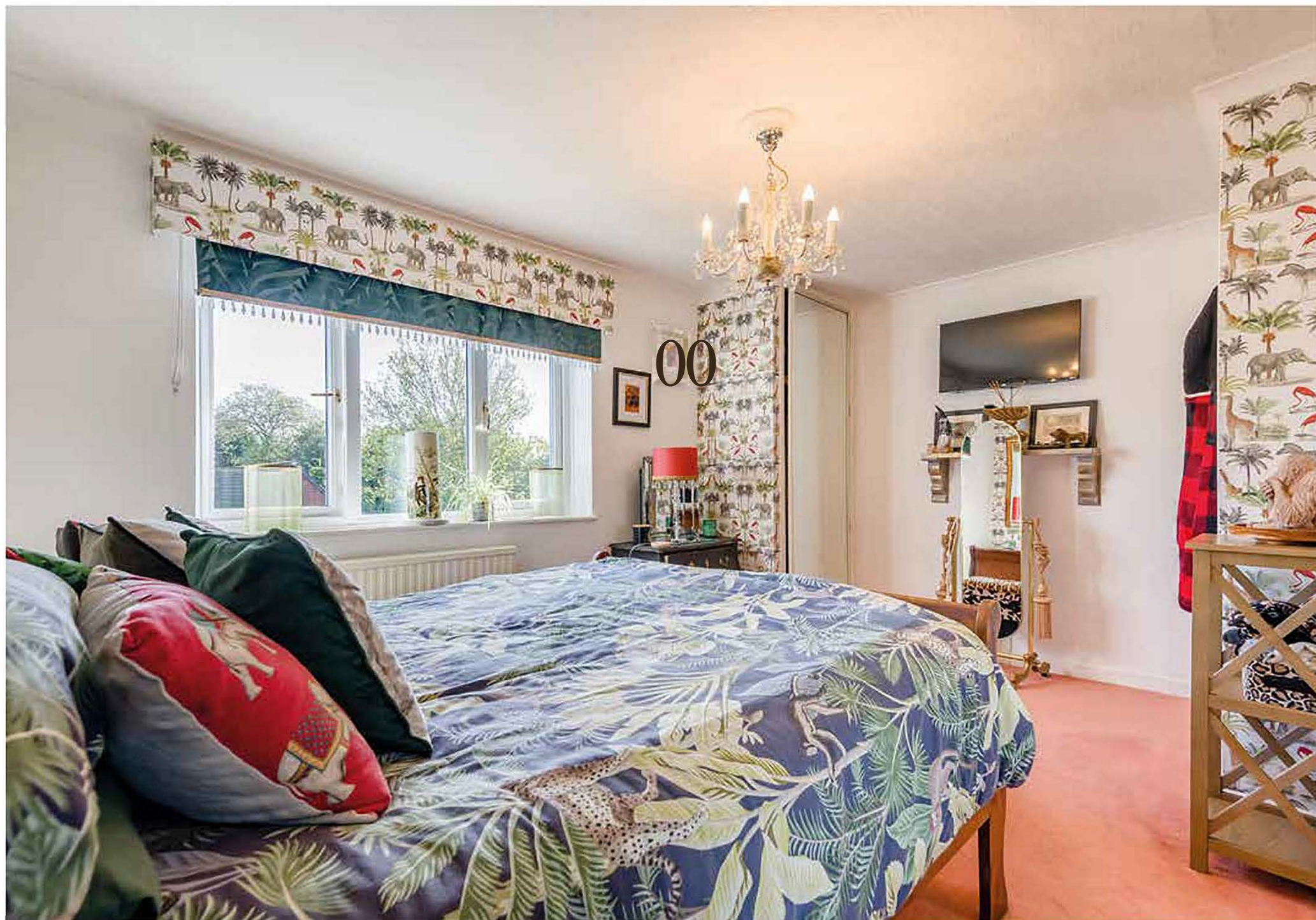




First Floor

The landing area features two large windows overlooking the front aspect of the house. There are four bedrooms, all with fitted wardrobes, and a family bathroom. The main bedroom has a large window overlooking the garden and an en-suite including a bath with shower over, a WC and vanity units. The remaining three bedrooms are all double rooms with fitted part mirrored wardrobes. The family bathroom has fitted units and a large corner shower. An airing cupboard can be found off the landing also.







Outside

The New House is approached from a spacious tarmac driveway with laurel hedging and a wide fenced grass verge to the front of the property. There is a double garage and carport. To the rear of the property is the pool area which is beautifully set out with paving and gravel, and pretty surrounding borders. There are a host of mature trees and plants including three wonderful palm trees. The pool house sits to the far end of the pool next to the tennis court.

The stable yard is reached through a wooden gate. The building has a storeroom, hayloft above and comprises of three 14x14 looseboxes and a turnout paddock to the front. The remaining paddocks lie to the back of the stable yard and are surrounded by post and rail fencing, and a gate on the boundary of the paddock for access to the road.











LOCATION

The modest settlement of Sinton Green, along with its bedfellow Monkwood Green, lies within the civil parish of Grimley, bordering the western banks of the River Severn within the Malvern Hills District of the County of Worcestershire. This predominately rural and thriving agricultural area is served by a village shop at Holt Heath and a Farm Shop. The larger ancient villages of Hallow to the south and Ombersley to the east, across the River, are perhaps better served with local amenities including shops, public houses, primary schooling and a regionally renowned butcher (Checketts of Ombersley). The village of Martley to the west also has a village shop and petrol station. Waitrose stores may be found at Droitwich Spa, Great Malvern and Worcester.

Access to the M5 North at Junction 5 Wychbold enables onward travel to Birmingham, The Black Country and The North West (M6) and The North East and London (M42 and M40 respectively). Access to the M5 South at Junction 6 North Worcester enables onward travel to Cheltenham, Gloucester, Bristol and the South West Peninsula. The M50 South of Worcester also provides faster access to South Wales and Cardiff.

The closest railway station may be found at Worcester, although Droitwich Spa provides the best access for services North and Worcester for the South West, South East and London. The newly opened Worcestershire Parkway Railway station, situated to the east of Worcester, off Junction 7 of the M5, is intended to increase the capacity to London as well as reduced journey times. This has a significant impact on Worcestershire's accessibility to the capital and other regional centres.

If education is a priority, then Worcestershire is blessed with an enviable mix of schooling at all levels, including a variety of both maintained and independent establishments, allowing parents to select the right environment for their children's needs. There are primary schools at Grimley and Hallow from where children may progress to the highly regarded Chantry School at Martley. In the independent sector, the renowned Abberley Hall Preparatory School is very close to hand as well as Winterfold House Preparatory School at Chaddesley Corbett. Worcester benefits from both The Kings Schools (preparatory and senior schooling), and Royal Grammar Schools. Major public schools within the county include Bromsgrove, Malvern College, and Malvern St James for Girls.





Utilities: Mains electricity, water and drainage. Oil-fired central heating
 Services: FTTC broadband and 4G and some 5G mobile phone coverage - please check with your local provider.
 Parking: Double garage and driveway parking for 4 vehicles.
 Construction: Standard.
 Tenure: Freehold.
 Local Authority: Malvern Hills - council tax band F.
 EPC: Rating F.

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on 01905 678111.

Website

For more information visit www.fineandcountry.com

Opening Hours:

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| Monday to Friday | 9.00 am - 5.30 pm |
| Saturday | 9.00 am - 1.00 pm |

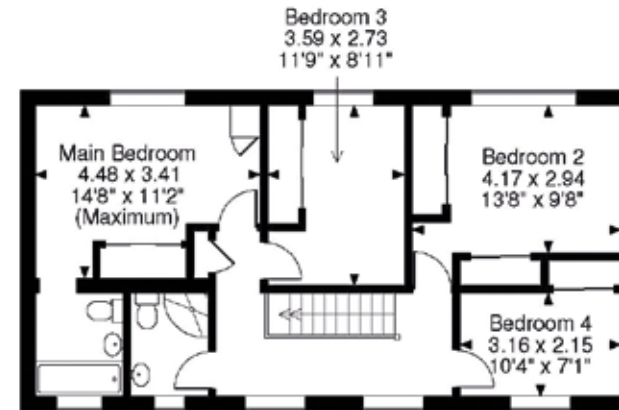
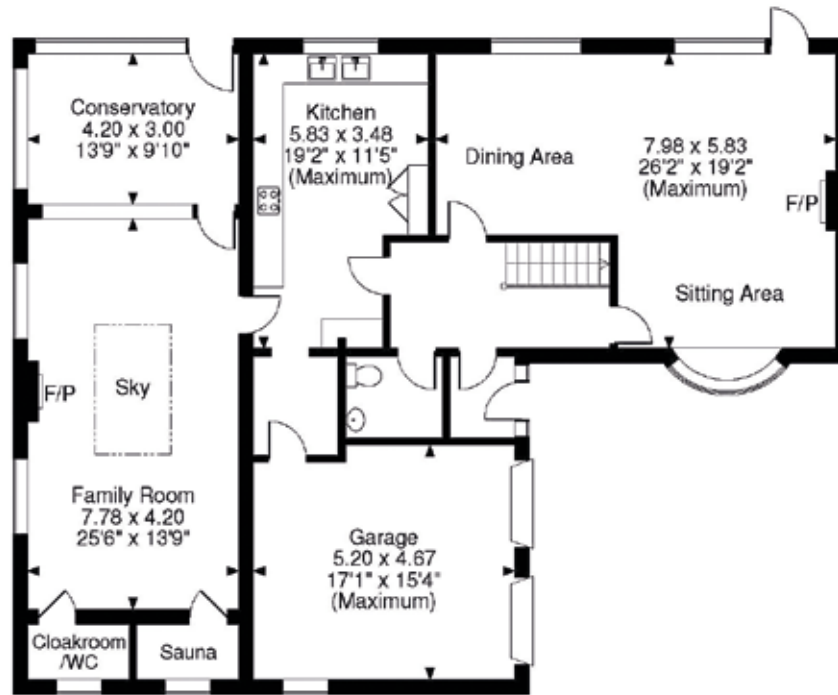


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The New House, Sinton Green, Hallow, Worcester
Approximate Gross Internal Area
Main House = 2137 Sq Ft/199 Sq M
Garage = 255 Sq Ft/24 Sq M
Total = 2392 Sq Ft/223 Sq M



Ground Floor

First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.
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Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer. Printed







VANESSA BRADFORD

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I am a real estate specialist who has worked within the upper quartile of the property market for many years and demonstrate exceptional knowledge, experience and skill. I am able to show owners how to achieve the best possible prices for their homes and use my considerable negotiating skills to ensure that all offers reach their full potential. I have grown up in Worcestershire and attended The Alice Ottley School in Worcester, I with my daughter and 4 dogs in the picturesque village of Little Witley. I support the Fine and Country Foundation, helping the homeless and less fortunate by organising charity events locally. In my spare time, I love walking my dogs, cooking and travelling.

YOU CAN FOLLOW VANESSA ON



Absolutely fantastic. The best service from any estate agent - and I've met a few. Vanessa is a superb professional, and exceeded all our expectations both in her approach and what she achieved in selling our house, sold the weekend it went on the market. Thanks to her and the whole team. Highly recommended."



FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

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